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# Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

November 29, 1978

A. C. Knight, M.D., F.C.C.P.  
Director

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 Arnold Biggs & Erlene Mazuranich, Rt. 1, Belgrade, MT 59714  
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 Robert Spain, Rt. 1, Box 289, Bozeman, MT 59715  
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 Douglas & Myra Herbster, Box 241, Belgrade, MT 59714  
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 Kenneth Kilcorn, Box 853, Bozeman, MT 59715  
 Springvale Partnership, 703 W. Mendenhall, Bozeman, MT 59715  
 Ronald Lake, 18 High Mountain Road, Waraque, NJ 07465  
 Duwayne Simard, Rt. 2, Box 20, Bozeman, MT 59715  
 Jerome Light, Rt. 1, Box 461, Belgrade, MT 59714  
 F.W. Becker, Rt. 1, Box 591, Bozeman, MT 59715  
 Bernard & Rose VanHorn, 429 N. Black, Bozeman, MT 59715  
 Bob Steinmann, c/o Survco, Inc., 103 Commercial Drive, Bozeman, MT 59715

Re: Outlaw Country Subdivision - Gallatin County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Outlaw Country Subdivision in Gallatin County and is submitted for your consideration. Questions and comments will be accepted until December 14, 1978. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, Chief  
 Subdivision Bureau  
 Environmental Sciences Division

BWC:APK:mh

Enclosures

EEO/AFFIRMATIVE ACTION AGENCY



# PRELIMINARY ENVIRONMENTAL REVIEW

Department of Health and Environmental Sciences

Division/Bureau Environmental Sciences Division - Subdivision Bureau

Project or Application Outlaw Country Subdivision

Description of Project This is a proposed 79 lot, 365.6 acre subdivision located near Belgrade in Gallatin County. Lot sized range from 2 to 26.3 acres. The development would be served by individual water and sewer. It is designed for single family residences only.

## POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial and aquatic life and habitats		X				*1
2. Water quality, quantity and distribution		X				*2
3. Geology and soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics			X			*3
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air and energy			X			
9. Historical and archaeological sites					X	*4





# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base and tax revenue		X				*5
4. Agricultural or industrial production		X				*6
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing		X				*7
10. Demands for government services			X			
11. Industrial and commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans and goals				X		
14. Transportation networks and traffic flows			X			*8

Other groups or agencies contacted or which may have overlapping jurisdiction. Belgrade Planning Board

Individuals or groups contributing to this PER. Environmental Assessment compiled by Rick Mayfield & Associates

Recommendation concerning preparation of EIS. Recommend not to prepare an E.I.S.

PER Prepared by: \_\_\_\_\_

DATE: November 29, 1978

ESD-1



1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS - There is a population of beavers reported on the property. It has been proposed to line trap the beavers and move them from the area. The river and its adjacent area of brush and trees is considered key wildlife habitat. However, most of this habitat lies within the flood plain of the East Gallatin River and would not be developed.
2. WATER QUALITY, QUANTITY AND DISTRIBUTION - The impact of this development on water quality of the East Gallatin River could vary depending on the amount of vegetation that is removed from along the river banks. However, the covenants state that the streambanks must be fenced to prevent destruction by livestock.
3. AESTHETICS - At full development 79 single family houses would be constructed on 365.6 acres causing a change from a rural to semi-suburban scene. However, this would result in an average density of one house per 4.6 acres and covenants would be adopted that would help reduce the aesthetic impact.
4. HISTORICAL AND ARCHAEOLOGICAL SITES - There are no known historical or archaeological sites on the property. However, an archaeological survey has not been made to date.
5. LOCAL AND STATE TAX BASE AND REVENUE - Current tax revenue from the property is \$761. It is estimated that the total tax revenue for undeveloped residential lots would be \$6028. If average appraised value of a house was similar to that of a nearby subdivision tax revenue at full development has been estimated at \$45,494.
6. AGRICULTURAL OR INDUSTRIAL PRODUCTION - Fifty-two acres are classed as irrigated crop land, 170 non-irrigated crop land and 96 acres as grazing land. This acreage would be taken out of production if the property is developed.
7. DISTRIBUTION AND DENSITY OF POPULATION AND HOUSING - At full development 79 single family houses would be constructed on 365.6 acres causing a change from a rural to semi-suburban scene. However, this would result in an average density of one house per 4.6 acres and covenants would be adopted that would help reduce the aesthetic impact.
8. TRANSPORTATION NETWORKS AND TRAFFIC FLOWS - Probable traffic flows were studied at nine impact points. Only two points were considered as potentially heavily impacted for peak traffic hours. The northern intersection of the subdivision and Airport Road and the intersection of Springhill Road and Airport Road may experience moderate congestion.



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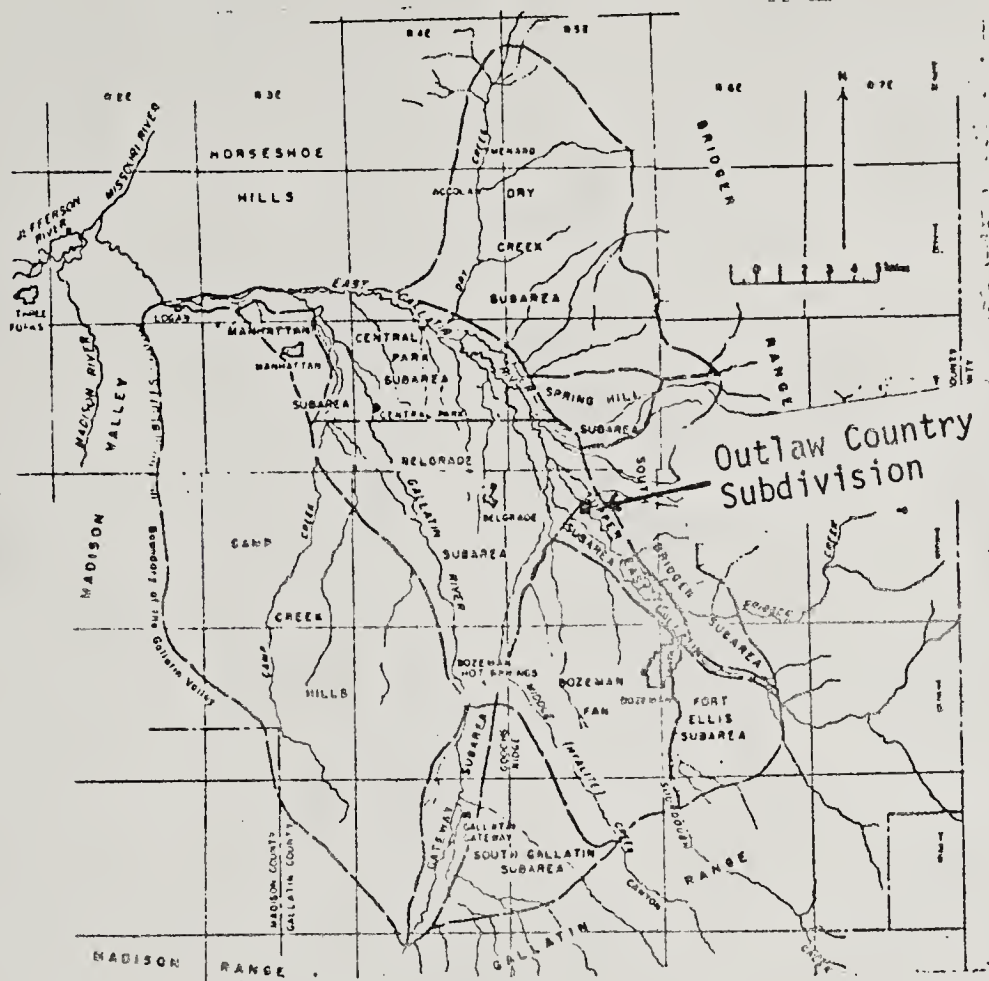


Figure 1. Map of the Gallatin Valley showing the principal topographic features, drainage, and hydrologic subareas (from Hackett et al, 1960).

